

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

Mark A. Kutney, AICP, Development Services Director/
(954) 797-1101

Prepared by: Marcie Nolan, Dept. Planning and Zoning Manager

SUBJECT: Site Plan SP 4-2-04/Davie Downtown
6200 Griffin Road, generally located at the southeast corner of Davie Road
and Griffin Road.

AFFECTED DISTRICT: District 1

REPORT IN BRIEF: The subject parcel is within the Griffin Road corridor zoning district and design guidelines. The intent of the district is to provide for mixed-use redevelopment that will encourage redevelopment along Davie Road within the CRA and along Griffin Road. The applicant is requesting Site Plan approval for a mixed use project located at the corner of Davie Road and Griffin Road for 2 retail/residential buildings, 1 retail/office building and 4 residential buildings consisting of townhomes and apartments, and a six floor parking garage for a total of 49,932 square feet of retail, 45,933 square feet of office, and 245 dwelling units.

The overall site plan is designed as a mixed-used urban village. There are three individual buildings fronting Griffin and Davie Road. These buildings consist of retail/office and residential uses. The building are separated with roads providing full on-site circulation with parallel parking on both sides, a service alley behind the retail buildings and three entrances into the site. The lay-out of the site is consistent with the intent of the Griffin Road Corridor from both a regulatory perspective and the design guidelines. The site is surrounded by multi-family homes and major arterials. The proposed project is consistent with the intent of the Griffin Road Corridor Design Guidelines and Regulations.

The Griffin Corridor Design Manual requires a Florida Vernacular architectural theme. The applicant, while proposing a barrel tile roof has provided elevations consist with the regulations. The building displays an expression line between the 1st and 2nd floor. The windows are oriented vertically as opposed to horizontally. A cornice and deep roof overhang are provided. The facades of all buildings with roadway frontage consists of covered walkways a minimum of 10 feet in width, as required by code. In addition, outdoor seating areas are identified and additional sidewalk width is provided in these areas.

The Griffin Corridor requires a maximum height of 48 feet. The Town of Davie code measures height from finish floor to the highest point of the roof. The applicant has provided several architectural features which exceed the maximum height, with the highest overall point being

62 feet, but enhance the look of the buildings. Approval of the proposed maximum height can be approved as part of the waiver process.

A true mixed use project, such as Downtown Davie can take advantage of the shared parking option of the land development code. This option recognizes that office and retail have typical peak hours of parking that differ from residential peak hour parking. A five story parking structure is proposed to address the main parking needs of the site. Additional angled, parallel and 90 degree is provided at key locations throughout the site. A total of 855 parking spaces are required by code, with 655 required by the shared parking criteria. The total number of spaces provided is 835.

Along Griffin and Davie Roads, angled parking is provided, as opposed to parallel parking. Staff and the applicant have acknowledged that in this location, at the node, parallel parking will still meet the intent of the Griffin Road Corridor Guidelines. This request will require a waiver from the code. Town Council may approval this request as part of the site plan approval process.

The plan has been reviewed by the landscape unit. A minimum of 15% open space is required in the Griffin Corridor Downtown District. Drainage for the site relies upon off site retention to the south in a 2.49 acre parcel of land. This parcel is accessed through an easement on the Jasmine Isles property. There is a gap of 45 feet between the easement and the southern parcel. The applicant and the CRA are working together to obtain the remaining 45 feet. The approval of engineering plans is contingent upon obtaining the remaining easement.

A conceptual master plan was approved by town Council on December 17, 2003. The plan deviates from the approved conceptual plan in three areas, the design of the units have been reconfigured at the request of staff and site plan committee, the height of the parking garage and corresponding condominium units have been increased by one floor to an overall height of 6 floors, and the proposed residential building along Davie Road has been increased to four (4) floors. The proposed modifications are minor and represent an attempt to improve traffic flow and overall site design by the applicant in light of staff comments.

PREVIOUS ACTIONS: At the December 17, 2003 Town Council meeting a vote was made to approve the conceptual master plan, (5-0).

CONCURRENCES: INSERT MOTION FROM SPC HERE

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. However, the following conditions must be addressed by the applicant:

1. The power lines along Griffin Road and Davie Road shall be buried concurrent with the site infrastructure being installed.
2. An acceptable drainage plan shall be provided to both CBWMD and Town of Davie Engineering prior to final site plan approval.
3. The plat must be recorded prior to the issuance of building permits.
4. The final colors selection of the buildings shall be determined by the CRA, Planning staff and Victor Dover, the Town's urban design consultant

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Letter from CRA

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Application Information

Owner/ Petitioner:

Name: Nob Hill Partners, LLC
Address: PO Box 02-9010
City: Ft. Lauderdale, FL 33302
Phone: 954-763-5095

Background Information

Date of Notices: November 19, 2004

Notices Sent: 156

Application History: At the Site Plan Committee meeting of November 21, 2004, the item was approved with conditions.

Application Request: Site plan approval for a mixed use project located at the corner of Davie Road and Griffin Road for 2 retail/residential buildings, 1 retail/office building and 4 residential buildings consisting of townhomes and apartments, and a six floor parking garage for a total of 49,932 square feet of retail, 45,933 square feet of office, and 245 dwelling units.

Address/Location: 6200 Griffin Road

Future Land Use Plan Designation: Regional Activity Center (RAC)

Zoning: Griffin Corridor Downtown Zone

Existing Use: Armadillo Square Shopping Center, Amerimage and vacant land

Proposed Use:

Building A: One(1) three (3) story retail/residential building of 27,707 sq.ft and 22 dwelling units

Building B: One (1) four (4) story retail/office building of 11,838 sq. ft. of retail and 45,933 sq. ft. of office

Building C: One (1) three (3) retail/residential building consisting of 27,528 sq.ft. of retail and 46 dwelling units

Buildings D1 and D2: nine (9) unit townhomes

Building E: Five (5) residential buildings of 79 dwelling units wrapping a 6 story parking garage for 7 levels of parking

Building F: Four (4) story residential buildings consisting of 48 dwelling units

Building G: Four (4) story residential building consisting of 32 dwelling units

Parcel Size: 14.282 gross acres
12.262 net acres

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Griffin Road and C-11 Canal	RAC
South:	Jasmine Lakes	RAC
East:	Nova Southeastern University	RAC
West:	Davie Road	RAC

	<u>Surrounding Zoning:</u>
North:	Transportation and then B-2, Neighborhood Business District
South:	Griffin Corridor Downtown Center
East:	Griffin Corridor Downtown Center
West:	Transportation and then Griffin Corridor Downtown Center

Zoning History

Related Zoning History: The site was rezoned to Griffin Corridor, Downtown District on February 2, 2000.

Related Plat History: A plat (P 3-2-03) has been submitted concurrently with this request.

Previous Request on same property: A site plan (SP 4-2-00, Walgreens) was denied by Town Council on February 6, 2002.

The conceptual site plan (MSP 3-1-03) was approved by Town Council on December 17, 2003. The site plan is substantially in conformance with the approved conceptual master plan with the following deviations:

- The height of the parking garage has increased to 61 feet and 6 floors to accommodate another level of parking.
- Building G has increased to four (4) stories from three (3) in order to provide two rows of townhomes and address the concerns of Site Plan Committee which requested that the pool area have sunlight throughout the day and not be cast in shadows from the buildings.
- The total number of units has increased from 210 to 245.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code. In addition, the Griffin Corridor District allows for development standards to be flexible without requiring a variance petition when Town Council finds that the deviations are in the best interest of the Town.

Land Development Code §12-32.320. Master planning incentives and waivers.

“The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.”

Section 12.32.310 *Commercial Setbacks*: Minimum of 30’ and maximum of 40’ from the edge of right-of-way, with a 40’ or 30’ landscape buffer and 10’ sidewalk adjacent to the structure; or a build to line of 50’ from the edge of right-of-way, incorporating a 20’ landscape buffer abutting Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10’ sidewalk.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the planning area No. 9. This planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76th Avenue and west of the Florida Turnpike. This area is predominately agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida turnpike.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Significant Development Review Agency Comments

This application has been reviewed by the Development Review Committee and the following comments are noted:

Engineering:

Engineering approval will rely upon the ability to provide off site retention to the south in a 2.49 acre parcel of land. This parcel is accessed through an easement on the Jasmine Isles property. There is a gap of 45 feet between the easement and the southern parcel. The applicant and the CRA are working together to obtain the remaining 45 feet. The approval of both the site plan and the engineering plans are contingent upon obtaining the remaining easement.

Planning:

A height waiver is required for the building heights as indicated on the master plan. Such waiver requires Town Council approval as part of the site plan request.

Community Development Agency:

The plan was reviewed by the Community Redevelopment Agency, CRA on November 15, 2004. The CRA approved the plan with the following condition:

1. The final selection of building colors shall be determined on site, with assistance from the CRA staff, Victor Dover, Urban Design consultant, and Planning staff utilizing different colors to accentuate that the buildings are individual in use, yet joined by a common plan. (see attached letter)

Central Broward Water Control District:

The approval of Central Broward will be required prior to final approval by the Town.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

Site: The overall site plan is designed as a mixed-used urban village. There are three individual buildings fronting Griffin and Davie Road. These buildings consist of retail/office and residential uses. The buildings are separated with roads providing full on-site circulation with parallel parking on both sides, a service alley behind the retail buildings and three entrances into the site. The lay-out of the site is consistent with the intent of the Griffin Road Corridor from both a regulatory perspective and the design guidelines.

There is also a 2.4 acre parcel to the south, just to the south of the existing Jasmine Isles development. This parcel is intended to provide off site drainage for the development consistent with the requirements of the Central Broward Water Control District.

Pedestrian Accessibility/Trails: The site provides for pedestrian circulation throughout the site. A covered walkway a minimum of ten feet is provided in the fronts of Buildings A, B, and C to encourage walking and shopping.

There are no trails immediately adjacent to the site, although the Linear Park is located on the north side of the C-11 canal.

Architecture: The Griffin Corridor Design Manual requires a Florida Vernacular architectural theme. The applicant, while proposing a barrel tile roof has provided elevations consistent with the regulations. The building displays an expression line between the 1st and 2nd floor. The windows are oriented vertically as opposed to horizontally. A cornice and deep roof overhang are provided. The facades of all buildings with roadway frontage consists of covered walkways a minimum of 10 feet in width, as required by code. In addition, outdoor seating areas are identified and additional sidewalk width is provided in these areas.

The residential units vary in design, bedroom count and location. There are a total of 68 dwelling units above the retail bays in buildings A and C. The corner units of these buildings are designed as two story units. These units have balconies providing visibility along Davie and/or Griffin Road.

Buildings D1 and D2 are nine (9) unit three (3) story townhomes, with parking garages. These units are three bedroom and three ½ bath.

Building E is a five (5) story building with 79 units wrapping a six floor parking garage.

Buildings G and F are four (4) story buildings consisting of 2 and 3 bedroom and 2, 2 ½, and 3 ½ bath units.

The color palette selected consists of earth tones with complimentary accent colors. The bases of the buildings are classic ivory and dover white. Accent colors are a moss green and peach with blue and green awning colors. The final color selection will occur once the buildings are constructed with input from Victor Dover, CRA and Planning staff, to ensure that the colors selected are compatible and accentuate the design of the site.

Height: The Griffin Corridor requires a maximum height of 48 feet. The Town of Davie code measures height from finish floor to the highest point of the roof. The applicant has provided several architectural features which exceed the maximum height, but enhance the look of the buildings.

The heights of the buildings are as follows:

Building A:	46 feet average, 52 feet maximum
Building B:	55 feet average, 62 feet maximum
Building C:	43 feet average, 55 feet maximum
Buildings D1 & 2:	35 feet average, 42 feet maximum
Building E:	57 feet average, 61 feet maximum
Building F:	41 feet average, 53 feet maximum
Building G:	43 feet average, 48 feet maximum

Approval of the proposed maximum height can be approved through a waiver as part of the site plan approval process.

Access and Parking: A true mixed use project, such as Downtown Davie can take advantage of the shared parking option of the land development code. This option recognizes that office and retail have typical peak hours of parking that differ from residential peak hour parking. A six story parking structure is proposed to address the main parking needs of the site. Additional angled, parallel and 90 degree is provided at key locations throughout the site.

A total of 855 parking spaces are required by code, with 655 required by the shared parking criteria. The total number of spaces provided is 835.

Along Griffin and Davie Roads, angled parking is provided, as opposed to parallel parking. Staff and the applicant have acknowledged that in this location, at the node, parallel parking will still meet the intent of the Griffin Road Corridor Guidelines. This request will require a

waiver from the code. Town Council may approval this request as part of the site plan approval process.

Lighting: All power lines along Griffin Road are required to be moved underground. The developer is responsible for installing street lights along Griffin Road to the Town's specifications. (*Land Development Code §12-32.313 Power Lines and Lighting*)

Landscaping: The plan has been reviewed by the landscape unit. A minimum of 15% open space is required in the Griffin Corridor Downtown District with 33% provided. The landscape plan is using a palm theme along Griffin Road to tie the existing palms on the bridge and at the corners of the intersections into the site. Street trees will consist of the 'high rise' Live oak providing green canopy but growing upright as opposed to arching over the streets, due to fire truck access. Native plant materials are proposed along SW 62 avenue and the southern boundary.

Drainage: This project is located within the Central Broward County Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.

School System: Silver Ridge Elementary, Driftwood Middle School, and Hollywood Hills High School are the Broward County public schools that serve this development.

Recreational Amenities: The applicant is providing a pool and clubhouse area and an open green approximately 330 square feet. This area is fronted by a row of townhomes and will experience full sun most of the day.

Compatibility: The site is surrounded by multi-family homes and major arterials. The proposed project is consistent with the intent of the Griffin Road Corridor Design Guidelines and Regulations.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed project is compatible with the surrounding neighborhood.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. However, the following conditions must be addressed by the applicant:

1. The power lines along Griffin Road and Davie Road shall be buried concurrent with the site infrastructure being installed.
2. An acceptable drainage plan shall be provided to both CBWMD and Town of Davie Engineering prior to final site plan approval.
3. The plat must be recorded prior to the issuance of building permits.
4. The final colors selection of the buildings shall be determined by the CRA, Planning staff and Victor Dover, the Town's urban design consultant

Site Plan Committee

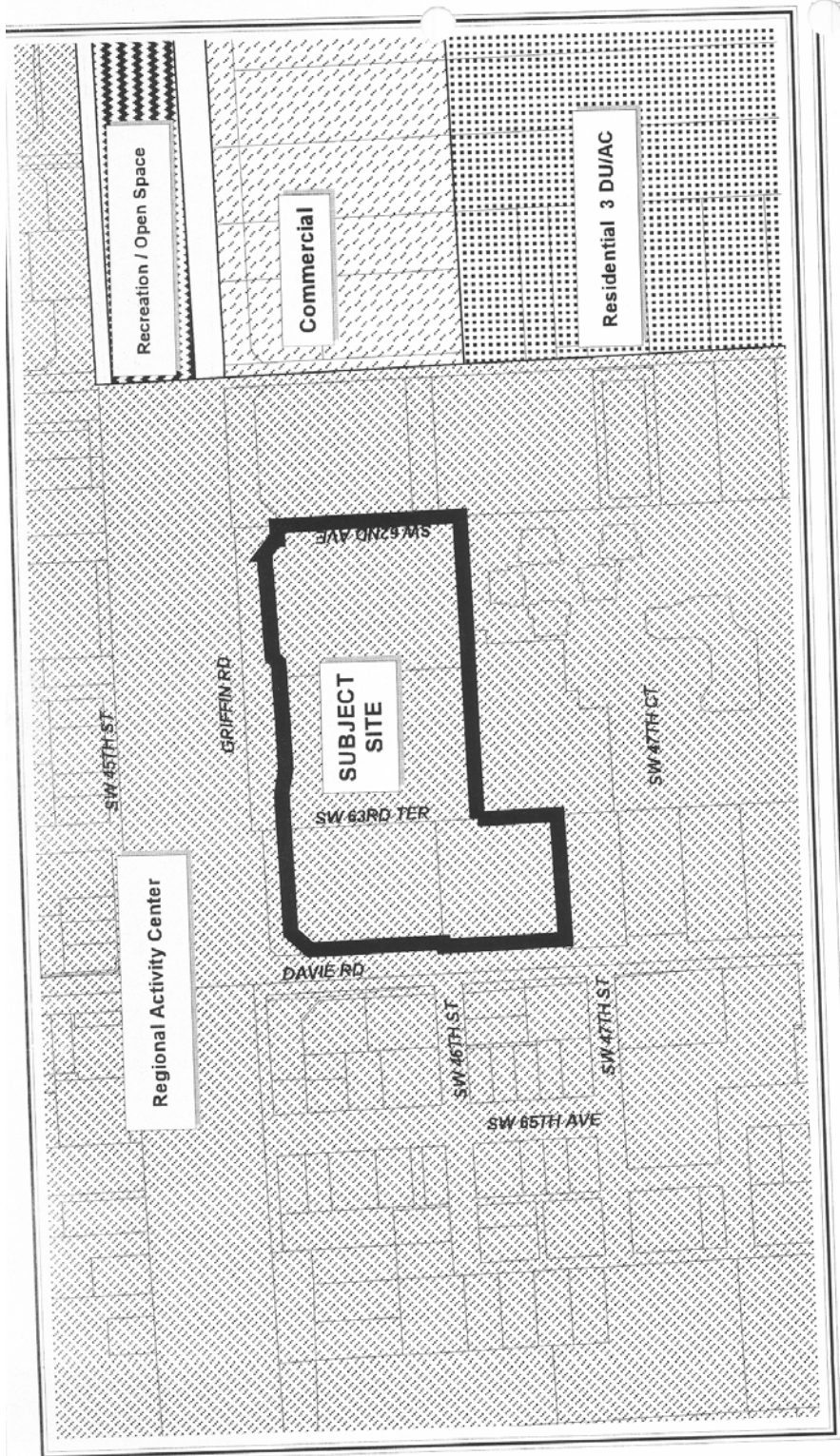
INSERT MOTION HERE

Exhibits:

1. Site Plan,
2. Future Land Use Map,
3. Zoning and Aerial Map,
4. Letter from CRA

Prepared by: _____

Reviewed by: _____



**SITE PLAN
SP 4-2-04
Future Land Use Map**

Prepared By: ID
Date Prepared: 10/14/04

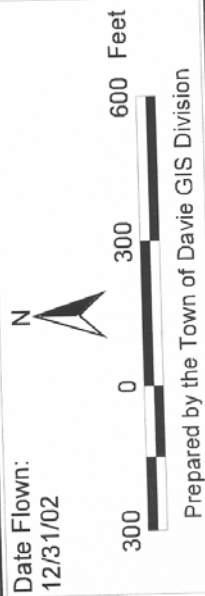


Prepared by the Town of Davie GIS Division



SITE PLAN **SP 4-2-04** **Zoning and Aerial Map**

Prepared By: ID
 Date Prepared: 10/14/04



Date Flown:
 12/31/02

TOWN OF DAVIE
OFFICE OF THE TOWN ADMINISTRATOR

MEMORANDUM

TO: Marcie Oppenheimer Nolan, Deputy Planning and Zoning Manager
FROM: Will Allen, Redevelopment Administrator *Will Allen*
DATE: November 17, 2004
SUBJECT: DRC Comments - Downtown Davie

The Davie Community Redevelopment Agency reviewed the site plan for the proposed Downtown Davie development at their meeting of November 15, 2004. The CRA was assisted in this review by Victor Dover of Dover Kohl and Partners. The recommendation to the Town Council is to approve the site plan and building elevations as submitted. There was a condition concerning the color pallet for the structures. The discussion centered on the difficulty in choosing colors based on a color chart. The colors can look quite different on a building. It was recommended that the CRA and Mr. Dover continue to assist in selecting the appropriate colors and that the final decision be made after sample colors are placed on the actual buildings. Mr. Dover did suggest that the individual buildings be painted in different colors to stress that they are different buildings. In general, the CRA is very pleased with the plans including alterations which have been made to building heights and providing more architectural detail.

The discussion of the plans include that the final engineering plans be approved by others. For example, CRA does not assess what size the drain pipe should be. It is recognized that FPL will not complete design of burying the utilities until the site plan is approved.

The CRA did authorize actions to assist the developer to obtain the necessary easement to complete the drainage line to the water retention area. There is a 45' gap for which an easement must be obtained.

The CRA also approved a development agreement between the CRA and Nob Hill Partners, LLC. This agreement provides incentives for completing the development project. The total incentive package is \$2.25 million which is approximately 3% of the development cost. Payments are made upon reaching certain milestones. The majority of the funding by the CRA will be paid when the entire project receives a certificate of occupancy.

cc: CRA Board